

# **MINUTES**

## **TALBOT COUNTY HISTORIC PRESERVATION COMMISSION**

**7 April 2014**

### **I. ROLL CALL**

The regular monthly meeting of the Talbot County Historic Preservation Commission was called to order at 3:00 PM on Monday, 7 April 2014. Those members in attendance were Mr. Ward Bucher, Chair; Mrs. Marsha Kacher, Mr. Ron Mitchell, Mr. Robert Amdur and Mr. Jacob Laureska. Dr. Dorothy C. Fenwick was absent. Representing the County were Mr. Martin Sokolich and Ms. Florence Ball. Mr. Michael Bourne was also in attendance regarding the historic property survey project.

### **II. CURRENT BUSINESS**

A. REVIEW MINUTES OF THE 10 March 2014 MEETING – The minutes of the last meeting were read. A motion was made to approve the minutes as written. The motion was seconded and unanimously carried.

B. HISTORIC PROPERTY SURVEY – Mr. Ward Bucher asked Mr. Michael Bourne to summarize the work he has done so far. Mr. Bourne said he has found that there are quite a number of unlisted well preserved 19<sup>th</sup> century buildings, including post-civil war buildings, that are worthy of including in the survey. He said Mr. Martin Sokolich provided him with surveys done in the 1960's by Paul Touart and Elizabeth Hughes which were helpful. He said Copperville had been surveyed very methodically, and he found that many historic buildings in the Unionville area have been demolished over the years.

Prior to examining the records available at the County planning office, beginning in the northern section of the County by car, he explored the Wye Mills and Longwoods areas and noted some structures that may or may not have been included in surveys within the past 20 years. Among those were Wye Mills Post Office, Wye Mills Store and the house adjacent to it, Orrell's Bakery and Boyd Farm. On Route 662 toward Skipton, he discovered a house called Langshaws that was not surveyed in the past. Continuing beyond Skipton a farmhouse on the east side of the road was noted just before reaching Route 50 again. Crossing Route 50, he noted some houses and St. Matthews United Methodist Church. His next stop was Claiborne where he found 13 notable early 20<sup>th</sup> century buildings of interest. He said after seeing the records at the planning office, he realized that some of those buildings had been surveyed by Elizabeth Hughes in the early 1990's, but commented that it does not diminish the fact that Claiborne is a unified community that could become an historic district if the community would be willing.

Continuing along Tilghman Island Road, he visited the village of Sherwood, which he described as a "wonderful community with mostly late 19<sup>th</sup> century and early 20<sup>th</sup> century buildings." He commented that Sherwood is one of the most cohesive communities to be included in the survey, and that it could easily be a National Register Historic District. He said many of the buildings on Tilghman Island have already been surveyed. He felt that in order to know what to suggest for Tilghman Island, it would require hiring

someone to do an analysis of the existing survey to determine what buildings are still standing and then add others of merit that were not previously included. He also found that six buildings have been surveyed in the village of Wittman, and discovered a house near McDaniel Station that is worth including in the survey. He also found that some notable buildings in Bozman, Neavitt, Bruceville, and Trappe have already been surveyed, but further scrutiny is needed to determine what currently unsurveyed buildings should be included on the updated survey. He said he did not get to Trappe yet, but a good collection of buildings there are worth surveying.

Mr. Ward Bucher said we need a compendium of surveys to get the information all in one place. Mr. Martin Sokolich said this is a statewide issue for historic districts needing to access complete updated survey information. Mr. Ron Mitchell suggested engaging an intern to search the MHT inventory to put Talbot County surveys into a useable order. Mr. Bucher suggested listing available surveys on the TCHPC website. He added that we do not want to substitute or duplicate what has already been done. Mr. Bourne said when he did past surveys, they were funded by the counties. Mr. Ron Mitchell said he is very impressed with Mr. Bourne's survey report letter and thanked him for writing it. Mr. Ward Bucher queried what should be done with the survey information once it is completed. Mr. Ron Mitchell said it is an overwhelming undertaking and he feels TCHPC does not yet have a handle on what to do with the information. He said some serious thinking needs to be done before entertaining any decisions on how to proceed further. Mr. Jacob Lareska said he feels the Commission needs to take a step or two back and decide more exactly what information is wanted and what form in which to organize it. Mr. Ward Bucher said we need to develop a way people can easily access whatever data we gather. Mr. Ron Mitchell reiterated that the Commission needs to devote a larger chunk of time to determine what strategy TCHPC wants to pursue. Ms. Florence Ball suggested checking what information might be available at the Maryland Room in the Talbot County Library. Mr. Bucher felt the Commissioners should talk to the staff at the Maryland Room to find out what might be available. Mr. Ron Mitchell agreed that would be a good place to start, and have whatever information the Commission has catalogued there. *Mr. Mitchell moved to table the discussion until the next TCHPC meeting; however, the motion was not formalized.*

Mr. Michael Bourne presented a bill for the work he has done to the Commissioners. Mr. Ward Bucher asked Mr. Sokolich the status of the TCHPC budget. Mr. Sokolich replied that the County is handling the budget differently this year. The County Council decided to not have individual department budget hearings as they have in the past. They are currently working on establishing the budget; however to date there has been no feedback from them. He advised that the new fiscal year begins 1 July 2014 and we may know something by the end of May or early June at the latest.

- C. BOLTON (T-336) – IMPENDING TCHPC REVIEW FOR A PROPOSED PIER -  
The application and submittals were received at the Planning and Permits office 2 April 2014 and sent to the Commissioners by email for preliminary review. Mr. Ward Bucher said he would like Lane Engineering, who is representing the property owners, to identify the limits of the HDO on the site plan. He asked Ms. Florence Ball to follow up on that request. No further discussion of the project occurred at this time. The hearing before the Commission will be on the agenda for the next meeting on 5 May 2014.

### III. NEW BUSINESS

- A. JENA (T-163) REPLACEMENT OF DETERIORATED CLAPBOARD SIDING – Mr. Ward Bucher said he understands from email communication by Mr. Wrightson that he wants to replace 100-year old siding with something somewhat different in style from the original siding. The applicant has not yet submitted samples of the proposed siding, and did not appear at the property during the Commissioners' site visit or send a representative. Mr. Bucher asked Mr. Martin Sokolich to send the site visit report to Mr. Wrightson and let him know he needs to provide samples and attend the meeting on 5 May 2014 or send a representative that can answer questions the Commissioners may have about the proposed work. The site visit report contains the Commission's recommendations for replacement of the siding; emphasizing that it should be in kind. The report also describes other deficiencies that need repair.
- B. REVIEW OF CORDOVA WIRELESS COMMUNICATION TOWER - Mr. Martin Sokolich presented information submitted by Trileaf Environmental and Property Consultants on behalf of Verizon Wireless. Verizon proposes to construct a 195-foot tall monopole wireless communications tower with a total height of 199 feet including all attachments and associated equipment within a 50 ft by 50 ft equipment enclosure on Old Cordova Road, Cordova MD. The site is currently forested and will be licensed by the Federal Communications Commission (FCC). Trileaf is requesting information regarding the tower's potential effect on the viewshed of nearby historic properties. They have asked that interested parties respond by 18 April 2014. According to the maps included in the materials presented, there are only a few historic churches in the viewshed. Balloon test simulations were also included with the review materials. The location of the tower does not appear to have visual impact on the closest church.
- Mr. Sokolich explained that TCHPC has been invited to make comments; however their actual approval will come from the Maryland Historic Trust (MHT). They will not be required to do another balloon test. Mr. Ward Bucher expressed concern that there may be historic houses not on the list in the affected area that could be visually impacted. Mr. Ron Mitchell suggested a group roadtrip. Mrs. Marsha Kacher suggested everyone drive through the area individually at their convenience, and then share their comments by email. The Commissioners agreed to do that.
- C. UPCOMING SITE VISITS – Mr. Robert Amdur said he has rescheduled a site visit to Fairview (T-60) for Monday, 14 April 2014. The caretaker, Dean Donaway will meet the group at the site. Those attending are to meet at the Easton Acme parking lot at 2:45 pm. Mr. Amdur said he will email a reminder on Friday, 11 April 2014.

NEXT MEETING: The next meeting will be on Monday, 5 May 2014, at 3:00 pm in Conference Room One of the Talbot County Office Building at 215 Bay Street in Easton.

THERE BEING NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED AT 4:35 pm.